

PLAN RESTRICTED RESIDENCE SECTION

Agents Expect Next Year's Big Business to Include Heavy Home Buying.

BIG BUSINESS LEASES MADE.

New Mercantile Firms Seeking Locations Make Rentals Active—Two Hotel Properties Rented.

Real estate dealers have been taking advantage of the quietude due to the holiday season and disagreeable weather to perfect plans for next year's work, which all are predicting will be the banner year in St. Louis real estate.

"There will be no boom likely to create inflated values, but a good, healthy era of buying and selling in all lines of real estate, which goes to making an agent's business a profitable one," a prominent dealer said yesterday.

Vacant ground is coming in for a good deal of consideration among agents in their plans for the coming year. It is generally conceded that next spring will show much activity in buying for home building, and arrangements are now being made to meet this anticipated demand.

The trouble experienced lately by residents of certain West End sections in keeping flats out of their neighborhoods is conceded to be working toward a general demand for regulated residence places. Many agents believe that the better class of home building will in the future be confined to such localities.

Owners of the block of ground fronting on both sides of Westminster place between Euclid and Walton avenues have instructed the Commonwealth Trust Company to make the necessary improvements for putting it on the market as a high-class residence district. The income estimates will be \$10,000 a month, and turns looked toward making it attractive. All the screen and sash improvements are now in. The block will be made ready for sale at the end of January, but it is intended to make the restrictions to home buyers less exacting as to the cost of home and size of building lots.

IMPORTANT LEASERS CLOSED.

Agents report good demand for commercial buildings. The few downtown buildings available are receiving many offers from firms seeking increased and more prominent quarters, and some firms exhibiting at the Fair have been on the market for locations here, and the inquiry from this source gives promise of success.

The Mercantile Trust Company has closed a ten-year lease on the hotel building at the northwest corner of Eleventh and Market streets, to the Hotel Royal Company, which will refurbish the building and conduct it as a first-class hotel. The lease was made to John J. Sullivan. The demand for space in the Royal section, attracting so many folks back to the Fair, and there is now scarcely a suitable commercial building vacant in the neighborhood.

The Mutual Real Estate Company has leased the Merchant's Hotel at the southwest corner of Twelfth and Olive streets to George Gross of Dyerburg, Tenn., for three years at an aggregate rental of \$1,000. The hotel will be operated on the same plan as before.

The same firm has also leased the first floor of the Hotel Royal to the Wickham Restaurant Company for a term of years. Mr. Wickham, friends operating the business after the same plan as his other places in the city.

AGENTS' REPORTS.

Mercantile Trust Company.

The Mercantile Trust Company reports that the week, from a real estate point of view, has been satisfactory, though the number of transactions actually closed have been few, and that with the close of the year at hand, stock-taking and financial planning will be the main occupation, with the buoyant spirit everywhere prevalent, no great activity can be expected until after the new year, when the real estate business for several years past is confidently expected.

The real estate market closed by the company during the week, which it is liberty to report, are as follows:

On the southeast corner of Grand Avenue and Palm street, fronting 10 feet on the east line of Grand Avenue by a depth of 20 feet, sold for \$1,000 to the firm of John J. Heel and Son, the most desirable corner in Lindell Park. Sold for the Lindell Estate, joint account of John J. Heel and Son, and A. H. Frederick, who will improve it at a cost of \$1,000.

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